

32-62-1

UNIT 1
QUITCLAIM DEED WITHOUT COVENANT (RELEASE DEED)
Maine Statutory Short Form

026365

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KNOW ALL MEN BY THESE PRESENTS, THAT MAINE SAVINGS BANK, a Maine banking corporation, of Portland, County of Cumberland, State of Maine, by virtue of and in execution of the Power of Sale contained in a certain Mortgage and Security Agreement given by FSD ASSOCIATES, INC., a Maine corporation, to MAINE SAVINGS BANK, dated June 25, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2697, Page 233, as amended by Amendment to Mortgage and Security Agreement dated October 22, 1985 and recorded in said Registry of Deeds in Book 2874, Page 228, as further supplemented by Supplemental Mortgage and Security Agreement dated June 30, 1989 and recorded in said Registry of Deeds in Book 3572, Page 18, as further amended by Limited Joinder Agreement dated December 29, 1989 and recorded in said Registry of Deeds in Book 3685, Page 1 (together hereinafter referred to as the "Mortgage"),

For consideration paid, does hereby RELEASE to JOHN A. McDONALD and GAYLE T. McDONALD, as joint tenants, and both of the Town of Winslow, State of Maine and whose mailing address is 7 Newcomb Drive, Winslow, Maine, the land together with any buildings or improvements thereon in Waterville, County of Kennebec, State of Maine, described as follows:

Unit 1, (known as #221) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

INCLUDING all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s);

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central

Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.

- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

THIS CONVEYANCE IS MADE SUBJECT TO real estate taxes assessed by and due and payable to the City of Waterville, Maine.

Grantee acknowledges by acceptance of this Deed, that no representations were or are made, whether express or implied, regarding the physical condition of the property hereby conveyed.

IN WITNESS WHEREOF, It, MAINE SAVINGS BANK has caused these presents to be signed and its corporate seal to be affixed by Mark H. Lawler, its Assistant Vice President, hereunto duly authorized this 14th day of November, 1990.

Signed, Sealed and Delivered
In Presence of:

MAINE SAVINGS BANK

Debra A. Manning
Witness

By: Mark H. Lawler
Mark H. Lawler
Assistant Vice President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

November 14, 1990

Then personally appeared the above-named Mark H. Lawler, Assistant Vice President of MAINE SAVINGS BANK and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of MAINE SAVINGS BANK.

Before me,

Debra A. Manning
Notary Public/Attorney At Law
Name: DEBRA A. MANNING
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 30, 1993 [SEAL]

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RECEIVED KENNEDY SS.

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WITNESS: Thomas R. [Signature]
REGISTER OF DEEDS